



OCTOBER 2021

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See the Wynlakes HOA consolidated budget on pages 4 and 5.

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Important information regarding Resolution #18 can be found on page 6.

Holiday Reminders

Plan accordingly for the holidays - don't miss the reminders on page 7.

FROM YOUR HOA BOARD PRESIDENT

Dear Wynlakes Neighbors,

This newsletter will only address two items – both *absolutely critical* to our neighborhood.

First, I must report to you a serious accident occurred in our neighborhood. It involved a car traveling **ABOVE** the residential speed limit of 25 miles per hour and a bicyclist. While this had all the earmarks for disaster, all were lucky the bicyclist was an adult with more than average agility and the wherewithal to come out of this collision with only contusions and limited loss of blood. Concussive effects are still pending at this writing. Therefore, I am once again asking our neighbors to **SLOW DOWN** – this could have easily involved a child, and if so, could have come with incomprehensible and catastrophic results. In an effort to “help” remind residents to comply with the posted speed limit, I will be meeting personally with each of the off-duty MPD Patrol Officers we employ, and stress a **ZERO TOLERANCE** approach towards this continuing issue of speeding motorists in our neighborhood.

Secondly, the Board of Directors has finalized its proposed Annual Budget for 2022. As highlighted in my April Newsletter comments, the Board took a hard look at the Reserve Accounts. In fact, a portion of everyone's 2021 Assessments were specifically identified and allocated to the Reserve Accounts. This measure was instituted to provide a process for ensuring the Reserve Accounts were properly funded, which is critical to the health of our Association. In addition to that effort, the promise to formulate the 2022 Annual Budget in concert with a credible 5-Year Plan was also adhered to. In doing so, it became readily apparent the Reserve Accounts could not be replenished as is absolutely necessary, with negative Reserve balances appearing in the out-years during this exercise. Therefore, the Board will propose an increase to the Bi-Annual Assessment (aka dues) in order to reconcile the proposed Annual Budget, replenish the Reserve accounts, and ensure the credibility of the 5-Year Plan. The proposed 2022 Budget is included in this newsletter for your review. You are invited to make comments or inputs to your Neighborhood Representative as they will vote on this budget proposal at their next meeting in November. *Read more on page 2.*

More from the HOA President

If approved, you will see an increase in your annual assessment – if disapproved, the Association will operate under the 2021 Budget until a revised budget can be developed and subsequently approved.

In closing, I would encourage you to discuss the above topics with your neighbors, Neighborhood Representative, and District Board Member. I would also ask you to consider serving as a Neighborhood Representative, Board Member, or Committee Member. We do have openings, so if you are so inclined, please contact the HOA Office for more information.



Steve German
President, Wynlakes Homeowners' Association

Trash Cans and Curbside Debris Refresher

Trash cans must be placed at the street no earlier than 4:00 pm on the days preceding the scheduled garbage pickup dates as designated in the current City of Montgomery garbage and trash pickup schedule. This is typically Tuesday and Friday except in the case of holiday weeks.

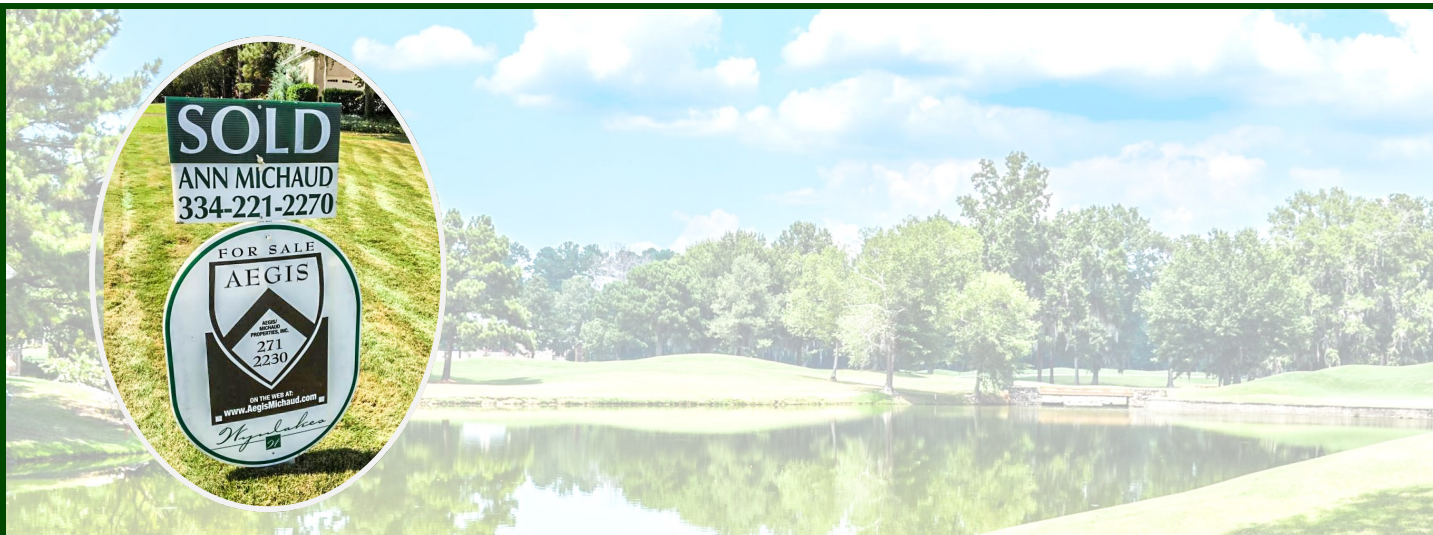
Debris includes, but is not limited to yard waste, tree limbs, cardboard, bulk trash, lumber, etc. Debris must be placed at the street no earlier than 7:30am on the day preceding the scheduled debris pickup date as designated in the current City of Montgomery garbage and trash pickup schedule. This is typically Wednesday except in the case of holiday weeks.



Debris and trash cans must be not visible from the street except when placed curbside for pickup in accordance with paragraphs 1 and/or 2 above.

Please note that debris pickup usually does not happen during the week of a holiday. Be mindful and do not place debris on the street during a holiday week!

Property owners will receive one letter on the first violation of any of the above Covenants. Any subsequent violation(s) will result in a letter informing the homeowner of a fine of \$25.00. All fines are cumulative and will be added to the homeowner's Association dues.



Interest rates are still at an all time low!

Now is the perfect time to buy or sell a home.

AEGIS-Michaud Properties is your best source for buying and selling a home in Montgomery. As a REALTOR® and long time resident of Wynlakes, Ann Michaud has been involved with the neighborhood since construction began. She has been the top agent of existing home sales in the Montgomery area for many years. Ann's team of professionals uses their expertise, experience, education and vision to help customers feel confident and secure in their Real Estate transactions.

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2022 ANNUAL CONSOLIDATED BUDGET

2022 Budget

INCOME (CONSOLIDATED):

Residential Assessments

Operating - \$960/Resident	\$ 1,009,920.00
Operating Reserve - \$25/Resident	26,300.00
Capital Reserve - \$15/Resident	15,780.00
Design Review Fees	500.00
Miscellaneous	1,000.00
Late Fees	4,000.00
Finance Charges	750.00
Covenant Fines	250.00
Security Reimbursement Income	10,000.00
Interest Income - Capital Reserve	25.00
Interest Income - Operating Reserve	50.00
Electricity Reimbursement Income	9,800.00
Advertising Fees	5,000.00

Total Income (Consolidated)	\$ 1,083,375.00
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The proposed 2022 Budget above includes an Annual Assessment increase of \$20.00 (\$10.00 bi-annually), which will be specifically allocated to the Operating and Capital Reserve Accounts. The Neighborhood Representatives will vote on the proposed 2022 Budget at their November 2021 meeting. Any increases will become effective with the next billing cycle. If not approved, there will be no increase to the Annual Assessment for 2022 and we will revert to the 2021 Budget until approval of a subsequent budget by the Neighborhood Representatives.



2022 ANNUAL CONSOLIDATED BUDGET

EXPENDITURES (CONSOLIDATED):

Security Contract	\$ 320,000.00
Security Officers	8,000.00
Management Service	50,000.00
Payroll Taxes - Office Management	6,000.00
Administrative Clerk	26,000.00
Financial Administration	12,600.00
Taxes and Licenses	1,700.00
Maintenance and Repair - General	15,000.00
Gate Expense	10,000.00
HOA Newsletter	4,500.00
Fountain Repair	2,000.00
Fountain Maintenance	3,000.00
Street Light Repair	10,000.00
Irrigation Repair	8,000.00
Guardhouse Exepnse	2,500.00
Security Camera Support	6,500.00
Water	20,000.00
Telephone	4,000.00
Postage/UPS/Overnight	2,000.00
Account Fees - Public	3,000.00
Legal and Professional	4,000.00
Office Expenses	35,000.00
Insurance	25,000.00
Electricity	67,000.00
Bad Debt Allowance	2,000.00
Operating Reserve Expenditures	8,000.00
Operating Reserve Current Year	18,300.00
Capital Reserve Expenditures	7,000.00
Capital Reseve Current Year	8,780.00
Design Reviews	500.00
Landscaping Maintenance Contract	340,000.00
Landscape Renovation	20,000.00
Miscellaneous Expenses	13,995.00
Fireworks/Holiday Decorations	19,000.00

Total Expenditures (Consolidated) \$ 1,083,375.00



Take a moment to call the HOA office and ensure we have your correct contact information. We now have the option to email dues invoices and reminders, so if you have an email address, we'd appreciate you sharing it with us.



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Pet Care When You
Can't Be There

REMINDER: The Wynlakes HOA does not specifically recommend or endorse the individuals, services, businesses or products listed in this newsletter, and cannot be held responsible or liable for any published ad.

RESOLUTION #18 FALL MORATORIUM

Moratorium for Resolution #18 this year is December 1 through December 15. During the Fall Moratorium, the HOA will not be issuing Resolution 18 violations.

This only pertains to yard debris - principally, leaves and tree/shrub trimmings.

To avoid the possibility of street flooding, do not place bags or loose piles of leaves in the street that may restrict proper drainage. Please ensure that leaf bags, piles of leaves, and yard trimmings do not remain curbside if not picked up on Wednesday.

HOLIDAY SANITATION SCHEDULE

Columbus Day – No change in schedule

Veterans Day – No change in schedule

Thanksgiving Day – No change in schedule

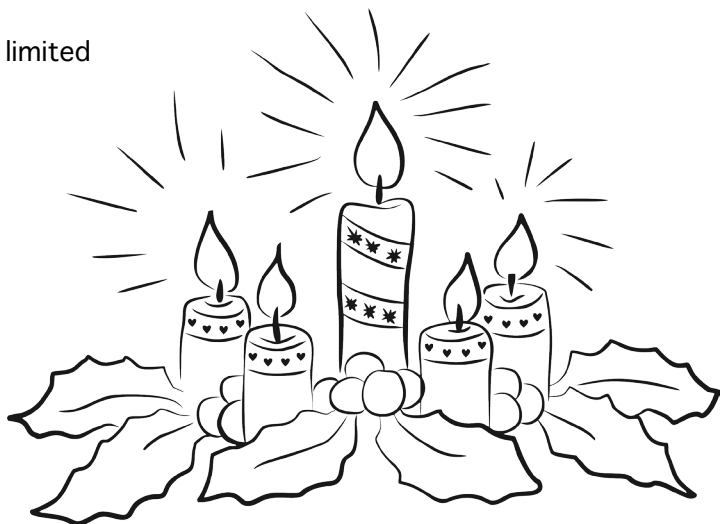
Christmas / New Year's Day – Tuesday & Friday routes worked Tuesday & Thursday

**Please do not set debris out for pickup during holiday weeks
as it likely will not be picked up!**

Holiday Decorations Reminders

As the holiday season approaches, please keep these guidelines in mind from Resolution 21 “Event/Holiday Decorations & Religious Observations”:

- All seasonal/event decorations as defined by the Board will be temporary and seasonal in nature. Lighted decorations and/or displays may be illuminated only from dusk until 12AM.
- All seasonal and event decorations will be limited to display during the following periods:
 - Halloween: 14 days before and 7 days after the event.
 - Traditional Holiday Season: November 15 - January 15.





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Contact Us

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NEWS BYTES

NEIGHBORHOOD REPRESENTATIVES

The Annual Meeting is scheduled for Nov. 16 at 6:30 PM at Wynlakes Golf & Country Club.

WYNLAKES WOMEN'S CLUB

The Wynlakes Women's Club meets the first Thursday of the month at 10 am at the Wynlakes Golf & Country Club. The Wynlakes Women's Club is open to all residents and lot owners in the Wynlakes Subdivision. For reservations, please contact Betty Ziri at 334.277.8257

HOA OFFICE CLOSED

The HOA office will be closed Oct. 11 (Columbus Day), Nov. 11 (Veteran's Day), Nov. 22-26 (Thanksgiving holiday), and Dec. 21-Jan. 3 (Christmas/New Year holidays). If you need assistance during these times, email wynlakeshoa@wynlakeshoa.com, as messages will be checked regularly during holiday closures.

CITY SANITATION

Call the City Sanitation Department at 334-241-2751 if you have questions about debris pickup or what you can/cannot put out at the curb for disposal.

GOING ON VACATION?

Remember to complete a "Vacation Home Check" form, which may be downloaded from our website or picked up at the Vaughn Road Security Guard House. Completed forms may be submitted to the HOA office (by email or scan) or the Guard House.

SITE IMPROVEMENT APPLICATIONS

If you are making any changes to the exterior of your home or property (back yard included), an approved Site Improvement Application is required prior to beginning work. This application is available on the HOA website or at the HOA Office.